



52 Acres/21 Hectares

US 183 is 2 miles/3.2 km east

Utilities

Greenfield with Bagdad Road frontage

Zoning - General Commercial and
Multifamily – R – 1

Mr. Doug DeVine
PREMAS Commercial Realty Group, LLC
1001 Cypress Creek Rd, Suite-401
Cedar Park TX 78613
(512) 335-8333 phone
(512) 628-3319 facs
Doug@premasgroup.com
www.premasgroup.com



**52 Acres/21 Hectares
Mason Property**

Site 19

Property				
Total Acreage: 52 +/- acres/21 hectares			Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. P	
Location				
City: Leander			County: Williamson	
Address/Directions: 3,000 feet/914 meters north of the Crystal Falls Pkwy. and Bagdad Road intersection				
Within City Limits: Yes			Distance from City Limits: Not Applicable	
Distance to US Highways: 2 miles/3.2 kilometers			Type of Zoning: G2 and R-4 Multi-Family	
Distance to Interstate Highways: 12 miles/19.3 kilometers				
General Site Information				
Previous Use of Site: Land		General Condition: Excellent		Dimensions: 2,464 x 1,018 feet/751 x 310 meters (Irregular)
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 2 percent slopes			Shrink/Swell Capacity: Very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: No		Can Site Be Divided: Negotiable		Lot Size: Not Applicable
Improvements				
Road Distance to Rail: 4 miles/6.4 km			Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: Not Applicable	
Fenced: No			Landscaped: No	
Located within an Industrial Park: No			Type of Business: General Commercial or Multi-Family	
Deed Restriction(s): Not Applicable			Covenants: Yes	
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 18 inches/45.72 cm Pressure: 88 psi/606.7 kilopascal		Sewer - Size of Nearest Line: 15 inches/38.1 cm
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 6 inch/15.2 cm Poly II		Pressure: Intermediate Pressure	
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Doug DeVine	Phone: (512) 657-0831	Facs: (512) 628-3319	Email: doug@premasgroup.com	Web Site: www.premasgroup.com
Sales Price: \$3,100,000.00			Lease Price: Not Applicable	
Comments: The commercial piece in front has approx 300 feet/91 meters of frontage on Bagdad Road. The back 49+/- acres/20 hectares has large oak trees and a creek running through the property. This property will make an excellent site for a multifamily project. West of US 183, on the east side of Bagdad Road, nearby parks, schools and retail centers are located within a 3-mile/4.8 km radius of this multifamily tract.				